

Staff Report

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF MAY 17, 2006

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR

SUBJECT: GENERAL PLAN AMENDMENT (GPA) NO. 06-02, DEVELOPMENT CODE AMENDMENT (DCA) NO. 06-02, TENTATIVE TRACT MAP (TTM) NO. 18035, AND PRECISE PLAN OF DESIGN (PPD) NO. 06-06.

PROPOSAL:

The proposal is a request to construct 32, two and three bedroom, market rate townhouses on a 3.39-acre lot located west of Heritage Gardens which is located at 25271 Barton Road. The General Plan Land Use designation is High-Density Residential (9.1-13 dwelling units per acre) and the zoning is Multiple Family Residence (R-3) Planned Development.

RECOMMENDATION:

The applicant is requesting a continuance to July 12, 2006 to provide additional time to resolve site planning issues per Administrative Review Committee (ARC). The applicant's letter of request is attached.

Respectfully submitted,



Raul Colunga
Assistant Planner

ATTACHMENT

A. Applicant's letter

I:\Project Files\PPD's\2006\PPD 06-06 Mark Goings 32 townhouses\05-17-06 PC sr.doc

Appendix A

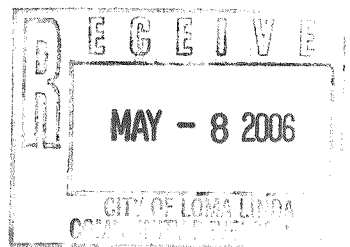
Applicant's Letter



Progressive Health Care

May 8, 2006

Deborah Woldruff, ACIP, Development Director
City of Loma Linda
Community Development
25541 Barton Road
Loma Linda, CA 92354



Re: GPA No. 2006-0002, TTM No. 17403 and PPD No. 2006-0006
Project: 32-unit townhouse subdivision
Request for Continuance

Dear Ms. Woldruff:

Please let this letter serve as our formal request for a Continuance of our project as referenced above until the July 12, 2006 Planning Commission meeting. We were scheduled to present before Planning Commission on May 17, 2006; however, we find that we are not sufficiently prepared to meet the entire conditions outlined by Mr. Colunga.

Should you have any questions regarding this request, please feel free to contact me at 909-796-2595.

Respectfully yours,

James B. Kilian
Chief Financial Officer

Cc: Raul Colunga, Assistant Planner
Mark Goings, Developer and General Contractor, MGI Construction
Robert F. Tuttle, AIA, Robert F. Tuttle Architects, Inc.
Douglas L. Goodman, Civil Engineer, Goodman & Associates
Floyd E. Loupot, Owner
Greg Goings, Owner and CEO